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BOOK 1295 PAGE 576

DONNIE S. TANKERSLEY

State of South Carolina,

PURCHASE MONEY MORTGAGE

COUNTY OF GREENVILLE

We, HERMAN D. HENSLEY and JANET L. HENSLEY

SEND GREETING:

WHEREAS, WE the said Herman D. Hensley and Janet L. Hensley

in and by OUR certain promissory note in writing, of even date with these presents are well and truly indebted to Thurman Wayne Carver and Alma Irene Carver in the full and just sum of Four Thousand Five Hundred and No/100ths (\$4,500.00) DOLLARS, to be paid at P. O. Box 255, Gateway, Colorado, together with interest thereon from date hereof until maturity at the rate of eight (8%) per centum per annum, said principal and interest being payable in monthly installments as follows: Beginning on the 1st day of December 1973, and on the 1st day of each month of each year thereafter the sum of \$54.60, to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of October 1983, and the balance of said principal and interest to be due and payable on the 1st day of November 1983, the aforesaid monthly payments of \$54.60 each are to be applied first to interest at the rate of eight (8%) per centum per annum on the principal sum of \$4,500.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of eight (8%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including (10%) per cent, of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That we, the said Herman D. Hensley and Janet L. Hensley

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Thurman Wayne Carver and Alma Irene Carver according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to US

the said Herman D. Hensley and Janet L. Hensley in hand and truly paid by the said Thurman Wayne Carver and Alma Irene Carver at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said THURMAN WAYNE CARVER AND ALMA IRENE CARVER;

All that certain piece, parcel or lot of land situate, lying and being on the Northeastern side of Sylvania Drive in the County of Greenville, State of South Carolina, being known and designated as Lot No. 22 on a plat of Dogwood Terrace, prepared by J. Mac Richardson, dated May, 1960, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book UU at page 5, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of Sylvania Drive at the joint front corner of Lots Nos. 22 and 23, and running thence along the line of Lot No. 23, N. 51-44 E. 169.5 feet; thence N. 46-40 W. 104 feet to an iron pin on the Southern side of Alpine Drive; thence with the Southern side of said Drive S. 59-43 W. 44.8 feet to an iron pin; thence continuing with the Southern side of said Drive S. 56-48 W. 80 feet to an iron pin; thence with the curve of the intersection of Alpine Drive and Sylvania Drive S. 12-03 W. 28.5 feet to an iron pin; thence with the Northeastern side of Sylvania Drive S. 32-42 E. 69.7 feet to an iron pin; thence continuing with the Northeastern side of said Drive S. 33-28 E. 30.5 feet to the point of beginning.

(Continued on reverse side)

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